

**Municipal Review Committee Meeting
Planning & Zoning Conference Room**

**January 27, 2003
7:00 p.m.**

Committee Members Attending:

Dan Michnik
Jeff Grenzebach, Chairman
Lou Depowski
Phil Sgamma
Eileen Boylan
Wendy Salvati
John Moulin

Agenda Item I - Gables on the Green – Public Scoping Session

Jim Callahan, Director of Community Development, gave a brief history of the project and listed the preliminary scope of issues that were identified through the environmental review process. Tom Hollander gave a brief overview of the proposed action.

Anthony Russo, a resident of Rosewood Lane, said that he is concerned over the cumulative effects of three projects going on in the same area; the Toll Barrier, the Sheridan Drive extension, and Gables on the Green. He believes the Town should bond for the septic system design in the event of a project failure.

Lilly Jewitt, resident of Rosewood Lane, asked about the reliability of the environmental studies to be conducted and who ultimately guarantees the accuracy of the studies to be completed. Jim Callahan said that the Town would ultimately decide that the data they receive is reliable enough for public review and comment.

A Newstead resident said that the people of Newstead would like some assurances as to the impacts on them, especially hydrology. Jim Callahan said that NYSDEC is requiring an analysis of the hydrology of the entire area including portions of Newstead.

Mike Williams, a resident of Ransom Road, said that he is concerned with the impact on the water pressure of the area.

Drew Steger, resident of Ransom Road, said that his main concern was water pressure and that the Greiner Road Pump station upgrade will not be sufficient enough to improve the service to their neighborhood. He is also worried about natural gas smells in the area and said that explosions may occur during construction.

Lilly Jewitt said that she is concerned over the effect on assessed value of surrounding homes. She said that whenever there are townhouses placed next to single-family homes there is a negative effect on values of the single-family homes. She is also concerned about the mature trees that are on the site. With excavation around the property and changing drainage patterns, she would like to know what protections there are for these trees. She asked if the Town could bond for the build out of the project, including provisions for tree loss. She also said that the Town may be losing a great recreational opportunity.

**Municipal Review Committee Meeting
Planning & Zoning Conference Room**

**January 27, 2003
7:00 p.m.**

Carol Minnick, resident of Ransom Road, said that she is concerned about the impacts on the school system. She said that the Town should be counting each living unit on the site as one single-family home because the applicant can't discriminate against who buys a unit.

Tim Englert, a resident of Ransom Road, said that he is concerned over the amount of greenspace on the site. He also asked what protections there are in the event the project changes over time. He is concerned over the size of lots for septic field development. He is concerned that any newcomers to this area will not be aware of the Toll Barrier Relocation Plans and the sand filtered septic system details. He believes that the applicant should disclose that information to potential buyers. He is also concerned over the assessed value of his property being negatively affected by this project. He would like to see a referendum on the Town's agreeing to a partnership for the septic system treatment.

Lilly Jewitt said that she has spoken to Richard Rink of the NYSDEC and he has said that any discharges from the septic treatment facility must be placed into a flowing body of water. Cluster units would not be approved. Soil perk tests would have to be conducted for fewer than fifty (50) housing units. Also, she said that the migratory aspects of species must be looked at when the project is between two or more State protected wetlands. She would like to see these findings be made part of the Draft Environmental Impact Statement.

Andre Pigeon, resident of Rosewood Lane, is concerned over the viability of the project. He asked who gets left with the maintenance responsibilities if the applicants default on the project. He also believes that there should be a bonding mechanism if this project moves forward.

Sal Russo, a resident of Ransom Road, said that the Town should seek the comments of the Fire Department regarding this project because of the water pressure problems.

Lilly Jewitt, said that the Clarence Middle School Principal had to turn away several accreditation boards because of overcrowding in the building. She believes this project will only add to the problem and that the School District should comment on this project's impacts.

Jim Callahan said that the deadline for any additional comments is Wednesday, February 12, 2003. The Town will finalize the scope of issues to be addressed by the applicant at that time.

**Agenda Item II- Clarence Hollow Pollution Abatement Project
(a.k.a. Heise-Brookhaven Trunk Sewer Line - 2nd Amendment)**

Sean Hopkins, attorney for the applicant, spoke in favor of the project amendment citing reduced environmental impacts as well as easier construction on adjacent lands owned by the applicant.

**Municipal Review Committee Meeting
Planning & Zoning Conference Room**

**January 27, 2003
7:00 p.m.**

Jim Callahan said that the board could consider a negative declaration with some understanding that any future related growth on these lands has to go through a Supplemental Environmental Impact Statement and that any clearing that has to occur would be done at a minimum width necessary to construct the sewer line.

Wendy Salvati said that the amended line makes sense in avoiding the other environmentally sensitive areas and that we would ultimately control any future projects that come forward on this land.

John Moulin asked if the applicant could move the line any further to the East to avoid the mature vegetation. Sean Hopkins said that they have moved the line to this position to avoid obtaining numerous easements.

Wendy Salvati said that aerial photography would be a useful resource for future reviews.

Joe Floss said that the Planning Board is going to be more diligent in their reviews by requiring tree preservation plans on projects and know exactly what is being cleared when we give an approval. Wendy Salvati suggested that aerial photography would help in reviewing site plans.

Phil Sgamma said that he believes if the Town does wish to purchase the development rights on the property in the future, the value may increase significantly because of the sewer line access. Jim Callahan said that any proposed project on this land in the future might include open space design techniques or the Town may choose to enter into Purchase of Development Rights (PDR) for some of the property.

The EAF part II was reviewed at the previous sessions of this board. There were no significant adverse environmental impacts associated with this sewer line construction.

ACTION: Motion by Jeff Grenzebach, seconded by Wendy Salvati, that the board recommend a Negative Declaration on the proposed action based on the EAF Part I & II review and that the applicant has agreed to only clear trees to the minimum extent practicable in order to construct the new sewer line, a future recreational opportunity along the new line will be considered, and no additional development will be approved by this action.

VOTING: All Ayes.

MOTION PASSED

Meeting adjourned @ 8:30 p.m.